



**County of San Luis Obispo  
Planning Department Hearing**

# AGENDA

Road Names  
Minor Use Permits  
Lot Line Adjustments  
Administrative Fine Appeals

**MEETING DATE:** Friday, November 16, 2018

**HEARING OFFICER:** RYAN FOSTER

## **MEETING LOCATION AND SCHEDULE**

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins 9:00 a.m.

*ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.*

## **MATTERS TO BE CONSIDERED**

### **PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

### **CONSENT AGENDA**

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. September 7, 2018 DRAFT PDH Minutes
4. A request by **Michelle Andre** for a Minor Use Permit / Coastal Development Permit (DRC2018-00124) to allow one-bedroom within an existing 2,414 square-foot, 3-bedroom single-family residence to be used as a homestay. The proposed project is within the Residential Single-Family land use category and is located at 3520 Studio Drive, in the community of Cayucos. This site is in the Estero planning area. Also to be considered is the environmental determination that the project is categorically exempt under CEQA, pursuant to CEQA Guidelines Section 15061(b)(2). A Notice of Exemption has been prepared pursuant to CEQA

**County File Number: DRC2018-00124**

Supervisory District: 2

**Project Manager: Young Choi**

APN: 064-449-015

Date Accepted: October 29, 2018

**Recommendation: Approval**

5. A request by **Circle M Enterprises** for a Minor Use Permit / Coastal Development Permit (DRC2018-00146) to allow demolition of an existing 1,626 square foot single family residence and a 433 square foot attached garage, and to allow the construction of a two-story 2,180 square foot single family residence and an attached 233 square foot garage. The project will result in the disturbance of the entire 4,792 square foot parcel. The proposed project is within the Residential Single-Family land use category and is located at 449 Pacific Avenue in the community of Cayucos. The site is in the Estero planning area. Also to be considered is the environmental determination that the project is categorically exempt under CEQA, pursuant to CEQA Guidelines Section 15061(b)(2). A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062.

**County File Number: DRC2018-00146**

Supervisory District: 2

**Project Manager: Young Choi**

APN: 064-143-011

Date Accepted: October 5, 2018

**Recommendation: Approval**

6. A request by **Christine McDonald** for a Minor Use Permit / Coastal Development Permit (DRC2018-00092) to allow one (1) existing 1,190 square foot, 2-bedroom and 1-bathroom triplex unit (1901 Nevada Court) to be used as residential vacation rental. The proposed project is within Residential Multi-Family land use category and is located at 1901 Nevada Court, at the intersection of Nevada Court and Butte Drive, in the community of Los Osos. The site is in the Estero Planning Area. Also to be considered is the environmental determination that the project is categorically exempt under CEQA, pursuant to CEQA Guidelines Section 15061(b)(2). A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062.

**County File Number: DRC2018-00092**

Supervisory District: 2

**Project Manager: Young Choi**

APN: 074-461-001

Date Accepted: October 29, 2018

**Recommendation: Approval**

7. A request by **Randy and Karrie Smith** for a Minor Use Permit / Coastal Development Permit (DRC2018-00184) to allow the demolition of an existing 560 square foot detached garage, and to allow the construction of a new 290 square foot detached garage and an external elevator for accessibility. The project will result in the disturbance of approximately 750 square feet of the 3,049 square foot parcel. The proposed project is within the Residential Single-Family land use category and is located at 1501 Pacific Avenue in the community of Cayucos. The site is in the Estero planning area. Also to be considered is the environmental determination that the project is categorically exempt under CEQA, pursuant to CEQA Guidelines Section 15061(b)(2). A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062.

**County File Number: DRC2018-00184**

Supervisory District: 2

**Project Manager: Schani Siong**

APN: 064-225-009

Date Accepted: October 24, 2018

**Recommendation: Approval**

8. A request by **Biddle Creek Company, LLC & SAC Wireless (for Verizon Wireless)** for a Minor Use Permit (DRC2018-00084) to allow for the construction and operation of a new wireless communications facility consisting of nine (9) 8' tall panel antennas, fifteen (15) Remote Radio Units (RRUs), one (1) 6' diameter

microwave dish, and associated equipment, all installed on a new 45' tall artificial pine tree ("monopine"), located within a 676 square foot lease area, surrounded by a 6' tall chain-link fence. The project also includes outdoor equipment cabinets and a diesel standby emergency generator, all located on an 84 square foot concrete pad within the proposed lease area. The proposed project will result in the disturbance of approximately 750 square feet (including utility trenching and access improvements) on an approximate 632-acre parcel. The proposed project is within the Agriculture land use category and is located within the parcel addressed 2900 Lopez Drive, approximately 4 miles northeast of the City of Arroyo Grande. The site is in the Huasna-Lopez sub area of the South County planning area. Also to be considered is the approval of the environmental determination. A mitigated negative declaration was issued on October 22, 2018.

**County File Number: DRC2018-00084**  
Supervisory District: 4  
**Project Manager: Cody Scheel**

APN: 047-021-017  
Date Accepted: September 7, 2018  
**Recommendation: Approval**

## **HEARING ITEMS**

9. A continued hearing (from November 2, 2018) to consider a request by **Biddle Ranch Company LLC and AT&T Mobility** for a Minor Use Permit (DRC2016-00056) to allow for the co-location, construction and operation of an unmanned wireless communication facility involving: a) the installation of one (1) new 63-foot high steel monopole; b) six (6) 8-foot tall panel antennas stack mounted in two sectors of three antennas each, at a height of 59 feet above grade (measured to top of antennas) on the steel monopole; c) eleven (11) Remote Radio Units (RRUs) located under the proposed panel antennas; d) an additional 182.5 square feet of fenced lease area; e) new equipment cabinets, racks and associated equipment located within the approximately 640 square foot fenced lease area; and f) installation of electrical utility conduit in an approximately 40 foot long utility trench. The project will result in the disturbance of approximately 400 square feet of a 629-acre parcel. The proposed project is within the Agriculture land use category and is located within the parcel addressed 2900 Lopez Drive, approximately 4 miles northeast of the City of Arroyo Grande. The site is in the South County planning area, Huasna-Lopez Sub Area. Also to be considered is the environmental determination. The Environmental Coordinator finds that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.

**County File Number: DRC2016-00056**  
Supervisory District: 4  
**Project Manager: Cody Scheel**

APN: 047-021-017  
Date Accepted: January 5, 2017  
**Recommendation: Approval**

ESTIMATED TIME OF ADJOURNMENT: 9:30 a.m.

**Next Scheduled Meeting: December 7, 2018**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY  
COUNTY PLANNING DEPARTMENT HEARINGS

## **PUBLIC RECORDS ACT**

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

## **DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES**

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

## **RULES FOR PRESENTING TESTIMONY**

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

## **APPEALS**

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

**HEARING IMPAIRED:** There are devices available for the hearing impaired upon request.

## **ON THE INTERNET**

This agenda may be found on the internet at: <http://www.sloplanning.org> under Upcoming Events, For further information, please call (805) 781-5718.